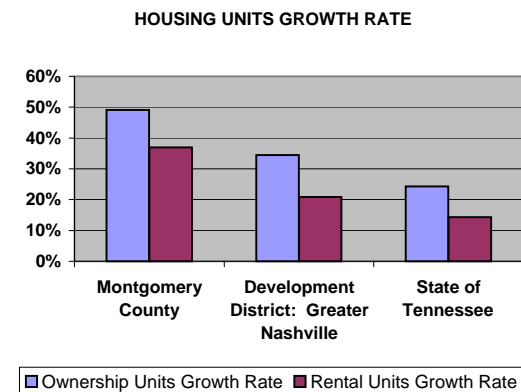
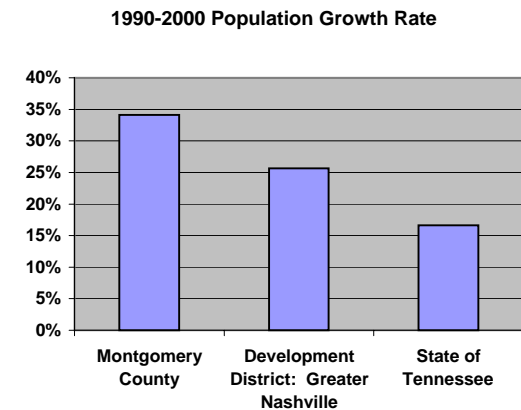


Population and Housing Market Profiles: Montgomery County

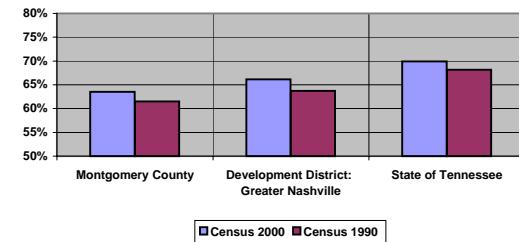
	Montgomery County	Development District: Greater Nashville	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	134,768	1,411,725	5,689,283
<i>1990-2000 Population Growth Rate</i>	34.1%	25.6%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	27,468	226,921	953,349
<i>1990-2000 Growth Rate</i>	53.7%	31.9%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	4,124	29,749	73,505
<i>1990-2000 Growth Rate</i>	125.2%	149.7%	130.9%
Hispanic population			
<i>Census 2000</i>	6,960	47,582	123,838
<i>1990-2000 Growth Rate</i>	115.6%	329.6%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	30,700	361,244	1,561,363
<i>Ownership Units Growth Rate</i>	49.1%	34.5%	24.3%
<i>Owner Market Vacancy rates</i>	2.7	1.2 to 2.7	2.0
Rental Units			
<i>Census 2000</i>	17,630	184,819	671,542
<i>Rental Units Growth Rate</i>	36.9%	20.8%	14.3%
<i>Renter Market Vacancy rates</i>	7.3	4.8 to 13.2	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	14.6%	20.7%	25.4%
<i>Percent of units built after 1990</i>	34.9%	26.6%	23.5%



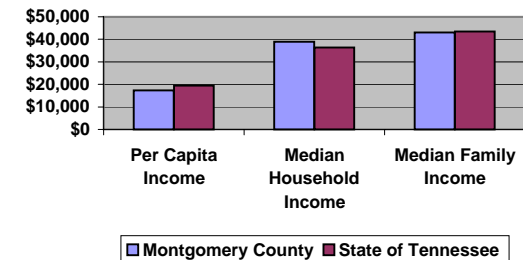
Population and Housing Market Profiles: Montgomery County

	Montgomery County	Development District: Greater Nashville	State of Tennessee
HOME OWNERSHIP RATES			
<i>Census 2000</i>	63.5%	66.2%	69.9%
<i>Census 1990</i>	61.5%	63.7%	68.1%
MINORITY HOMEOWNERSHIP RATES			
African American			
<i>Census 2000</i>	49.4%	45.0%	50.5%
<i>Census 1990</i>	45.1%	42.2%	47.3%
Asian & Pacific Islander			
<i>Census 2000</i>	57.9%	52.3%	50.3%
<i>Census 1990</i>	56.9%	44.7%	45.1%
Hispanic			
<i>Census 2000</i>	48.9%	33.2%	35.8%
<i>Census 1990</i>	44.2%	45.3%	48.6%
1999 Income (2000 Census)			
<i>Per Capita Income</i>	\$17,265	\$15,613 to \$32,496	\$19,393
<i>Median Household Income</i>	\$38,981	\$29,968 to \$69,104	\$36,360
<i>Median Family Income</i>	\$43,023	\$35,395 to \$78,315	\$43,517
Income Growth during the 1990s			
<i>Per Capita Income</i>	56%	N/A	58%
<i>Median Household Income</i>	52%	N/A	47%
<i>Median Family Income</i>	54%	N/A	47%
Poverty Status in 2000			
<i>Persons below Poverty Level</i>	12,982	139,626	746,789
<i>Families below Poverty Level</i>	2,849	28,138	160,717
<i>% of Persons below Poverty Level</i>	10.0%	10.2%	13.5%

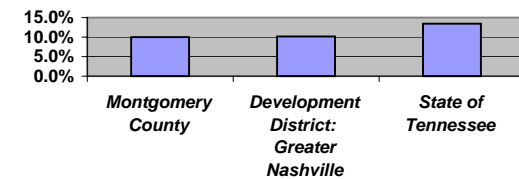
Homeownership Rates: 1990 & 2000



Income Statistics (2000 Census)



% of Persons below Poverty Level



Population and Housing Market Profiles: Montgomery County

	Montgomery County	Development District: Greater Nashville	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$85,100	\$63,300 to \$20,8400	\$93,000
<i>1990-00 increase in home value</i>	46.2%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	22.5%	20.7%	19.9%
<i>Owner-cost Over 36 percent of income</i>	15.9%	14.5%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$549	\$394 to \$744	\$505
<i>1990-00 increase in Gross Rent</i>	47.2%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	34.3%	37.8%	37.9%
<i>Gross Rent Over 36 percent of income</i>	24.7%	29.2%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	243	2,494	14,340
<i>Lacking complete kitchen facilities</i>	267	3,021	13,324
<i>Over crowding (over 1 person per room)</i>	1,718	16,330	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	68.8%	57.0%	52.1%
<i>Utility Gas</i>	23.5%	35.6%	36.0%
<i>Bottled or LP Gas</i>	5.0%	5.2%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	29.4%	24.1%	20.7%
<i>Moved into the unit in 1995 or later</i>	60.2%	55.9%	49.6%
<i>Moved into the unit in 1990 or later</i>	74.9%	71.4%	65.7%
Mobile Home Units (2000 Census)	3,730	35,864	268,876

